

**West Tampa Community Redevelopment Area
Advisory Committee**

Meeting Minutes

January 26, 2016

West Tampa Library
2312 W. Union Street

Attendees

Committee Members: Joe Robinson, Chair; Kenneth Perry, Vice-Chair; Benjamin Buckley; Dedrick Jackson; Delphine Jones; Marvin Knight; Carlos Ramirez; Jeffrey Rhodes; Walter Smith II; Ed Turanchik; Tina Young; Emanuel Wilson

City of Tampa Staff: Jeanette LaRussa Fenton, Urban Development Manager
Michelle Van Loan, Economic Development Specialist
Randy Goers, Land Use Development

Others: 30+ members of the community were in attendance

I. Opening Comments / Introductions

The regular meeting of the West Tampa Community Redevelopment Area Advisory Committee convened at 5:35 p.m. on January 26, 2016.

Ms. Fenton opened the meeting and the Advisory Committee and members from the public all introduced themselves.

II. West River Plan Update

Mr. Goers supplied a handout and reviewed the status of the potential projects in the West River Area. The Current Projected costs for Julian B. Lane Park are \$30 million and may increase. Current budget is \$10 million

Discussion:

- Stormwater retention/detention ponds that may have a steep slope or a certain depth have to be fenced for safety.
- The CRA could look at these ponds for future aesthetic/recreation enhancement projects.
- The City is trying to get some enhanced landscaping within the scope of the FDOT project than is currently being recommended in their plans.
- Community is concerned over look and maintenance, and potential health threats (mosquitos) from these ponds.
 - CAC wants to review the maintenance agreement for the ponds regarding frequency and service level of proposed maintenance.
- Request to have FDOT attend a WTCAC meeting to provide an overview of the project, answer questions, and receive community input.
- West River Status Map will include project locations in future updates.
- West River Plan:

- The plan is still evolving and being tweaked.
- The plan was changed for the MLK Center based on community input.
- The Plan will never be able to please everyone 100%. Community members can have differing opinions on an element or use.
- Concern the park will not be for the local community but be focused as a “City” park and the local community needs will go unmet.

III. West Tampa Housing Authority Update

Mr. Iloanya presented a status update regarding the North Boulevard Homes.

- Housing Authority held two public meetings to date to update community and receive feedback.
- Plan will continue to evolve over time, so feedback can still be submitted and is welcome.
- 315 residents have been through the relocation process and are already in new homes. Residents who have been relocated will be the first ones offered space in the new apartments.
 - Relocation will continue through 2018.
 - For past developments about 30% chose to come back and 70 had become established in their new neighborhoods.
- Pursuing funding opportunities so that funding is in place when ready for construction, including potential \$125 million from Congress.
- Project will be in two phases.
- Apartments will be a mix of affordable and market rate. Planning on over 2000 units.
- To date, there is not an agreement yet with Hillsborough County School District regarding the consolidation of grades K-8.

IV. Assignment of Terms

Ms. Fenton discussed the process for staggering the terms of CAC members for a new CAC and all members are initially appointed at once. Some of the new members will serve 2 year terms, and the remaining will serve a 3 year term. As those terms expire, all future terms will be 2 years.

Mr. Turanchik made a motion to have Ms. Fenton randomly select the members for the initial 2-3 year term assignments. Mr. Buckley seconded the motion and it passed unanimously.

V. Chair/Vice Chair Appointments

Ms. Fenton provided an overview of the roles and responsibilities of the Chair and Vice Chair. The term for each office is one year. In other CACs it has become the pattern that the Vice Chair moves to the Chair position the following year.

Mr. Perry nominated Joe Robinson for Chair. Mr. Smith seconded the nomination. Being there were no other nominations, Mr. Robinson was unanimously elected Chair of the West Tampa CAC.

Mr. Rhodes Nominated Walter Smith II for Vice Chair and the nomination was seconded.

Mr. Robinson nominated Ken Perry for Vice Chair. Mr. Smith seconded the nomination.

Mr. Perry was elected as Vice Chair 9-2.

VI. Discussion/Questions

Meeting Protocol:

Ms. Fenton reviewed the protocol for running CAC meetings.

- The CRA Board Police states that we generally follow Roberts Rules of Order.
 - Followed for all votes on decisions/recommendations of the CAC
- CAC meetings are noticed under the Sunshine Law and are open to the public.
- For each item the committee members will discuss the issue amongst the committee first. Members may then ask for input from the public.

Strategic Action Plan:

Ms. Fenton updated the committee on the status of the Strategic Action Plan (SAP).

- The SAP takes the general/broad goals, priorities, and needs identified in the Community Redevelopment Plan, which was created as part of establishing the West Tampa CRA, and lays out the action steps necessary to achieve those goals.
- Generally an SAP looks out five years.
- The SAP is usually drafted by City of Tampa staff, consultant, the West Tampa CAC, and with public input.
- Currently there is no funding in the TIF to pay for a consultant. Revenue generation begins October 1, 2016.
- Ms. Fenton will provide a draft scope of services for the CAC to review.

Ms. Fenton is waiting for a decision from the administration as to if the City will front the money to hire a consultant, or if it will be created in-house.

Once the TIF starts generating revenue, it is the role of the CAC to recommend projects for CRA Board approval. The CRA Board approves all projects, programs, and improvements funded through CRA TIFs.

Reminder to CAC members: The CAC is covered under the Sunshine Law. Any issues that members might potentially be voting on as CAC members should not be discussed with other members. This could be potentially complicated for some who may be members together on other organizations addressing the West Tampa Area. Ms. Fenton will be discussing this with the CRA Attorney to provide better guidance.

VII. Announcements

Meetings of the West Tampa CAC will be the 4th Tuesday of every month.

Meetings will MOSTLY be held at the library, but there may be dates the library cannot accommodate.

Future meeting topics:

- CRA Attorney
- FDOT
- Land Use and Zoning
- Leveraging funds/private investment
- Safety, crime and illegal dumping issues.

Please let Ms. Fenton know if there are any other topics you would like speakers on.

VIII. Public Comment

- Community thanks the CAC members for their time and passion for the community and being the community watchdog.
- West River Master Plan, Main Street Corridor: It should be a business corridor with an emphasis on street level retail and commerce. Residents could be accommodated on second floors.
- The community needs to be supported with retail and services, with a spirit to grow entrepreneurship within the community.
- Retail/commercial uses should be promoted on Howard and Armenia.
- We don't need the community to be a "warehouse of the poor". Development has to be approached with heart and soul.
- Main Street had been designated for light rail corridor in 1998-1999. If Main Street develops the way it is hoped, it could be a major transit corridor.
- CRAs are like a business; need to generate development to create the funding to fund more improvements.

Chair Robinson thanked everyone for coming and the meeting adjourned at 7:30 pm.

**West Tampa Community Redevelopment Area
Advisory Committee**

Meeting Minutes
February 23, 2016

West Tampa Library
2312 W. Union Street

Attendees

Committee Members: Joe Robinson, Chair; Benjamin Buckley; Delphine Jones; Carlos Ramirez; Jeffrey Rhodes; Walter Smith II; Ed Turanchik; Tina Young; Emanuel Wilson

City of Tampa Staff: Jeanette LaRussa Fenton, Urban Development Manager
Michelle Van Loan, Economic Development Specialist
Deborah Jacobs, TPD
Abbye Feeley, Planning & Development, Land Development
Coordination

Others: Tony Garcia, Planning Commission

I. Welcome / Introductions

Mr. Robinson opened the regular meeting of the West Tampa Community Redevelopment Area Advisory Committee convened at 5:35 p.m. on February 23, 2016. Copies of the Minutes from the January 26, 2016 meeting were previously distributed for members to read and additional copies were provided at the meeting. Mr. Buckley made a motion to approve the minutes of January 26, 2016. Mr. Ramirez seconded the motion and it passed unanimously.

II. Tampa Police Department Update

Officer Jacobs presented the TPD report for the previous month:

- 40 events, calls for service and self-assigned by officer
- 19 arrests, remainder collected information, wrote up a report, referred to detective
- Current trend in shed/accessory building break ins

Mr. Robinson requested that a West Tampa Crime report be provided at each meeting.

Discussion:

- Mostly concerned about CRA wide violent crime & drug related crime/arrests
- Would like to see reports about CRA wide crime
- Wants a front porch roll call – call district 1 to get it
- Would also like to see an environmental crime report

Ms. Fenton will begin providing a monthly summary report of crimes within the West Tampa CRA.

III. Tampa Land Use and Development Process

Mr. Garcia gave a brief presentation about the Planning Commission's role in the development of West Tampa. He emphasized that he lives in the area and has a great appreciation for the diversity of the community. The Planning Commission oversees the comprehensive plan for the city of Tampa. He discussed the types of land use categories and zoning uses within the West Tampa CRA.

Recent changes in West Tampa to increase density include:

- New Land Use
- Neighborhood Mixed Use - prohibits more intensive community uses like car lots, junk yards. Encourages things that complement the neighborhood like pharmacies, small grocery and specialty retail.
- Most of the change will take place East of Rome to the River. It is the first land use change north of Cypress in a long time. The character of Rome Avenue will change as well Kennedy to Columbus. Land use changes don't happen very often. All changes will be public noticed.

Discussion and Concerns:

- The area around Rome Ave. has changed, the inventory of existing commercial businesses is decreasing, there is a little light industrial left west of Rome, and development is mostly residential.
- General mixed use does not include light industrial. Current interest for development is mostly residential.
- Concern about empty cigar factories remaining vacant and the potential for them to be used for new purposes.
- Concern that development will drive out existing black businesses.

Mr. Garcia responded that these concerns are not under the purview of land use, and should be addressed through economic development initiatives.

Ms. Feeley discussed re-zoning and special use applications. She described the zoning process as the next step after land use designation as it entails more specific regulation on lot size, setbacks and use details. West Tampa is a more restrictive design district when it comes to façade and signage. There are many administrative processes that now require public notice. The West Tampa CRA Community Advisory Committee is now listed as to be noticed on land development changes.

Design exceptions and set backs are not noticed. All appeals are noticed. All Public Hearings are noticed. Rezoning and special uses, which go to City Council within 250 feet adjacent, get noticed and CRA noticed.

They also share information via the CARES newsletter – everything in the process is listed there. Another source of information is the Acela Citizen System <https://aca.tampagov.net/CitizenAccess/tampa.aspx>. Anyone seeking information can call Land Use at 813-274-3100.

The Planning Commission review focus is how a project fits into the longer vision. Land Development Coordination then looks at the details, design requirements, what is an

adjacent, actual use, is it compatible to area, are there too many exceptions, does it meet intention of plan. Staff does their best to evaluate on paper, but it is a learning process when you see projects actually built.

Ms. Feeley explained how public notice is done. Notice is sent by certified mail decided by a 250 degree radius and to registered groups. 30 days for public hearing. Administrative reviews are 15 days. City Code specifies notice requirements.

IV. Sunshine Law and Ethics Code

Staff from the City of Tampa Legal Department could not attend the meeting, but will be invited again in March. Ms. Fenton distributed general guidelines pertaining to the Sunshine Law that were provided by the Legal Department.

V. Meeting Guidelines

Ms. Fenton discussed the meeting guidelines draft and will bring back revised guidelines at the next meeting to include approval of the agenda by the Chair.

- Attendance and being on time is critical
- CAC policy – three unexcused absences in a year then you are removed from the committee
- Follow the agenda and advise Ms. Fenton of what you would like on the agenda
- General discussion is a time to talk about whatever you want
- Do not take action on items not already on the agenda
- The chair makes sure all are heard by limiting repetitive discussion or letting speakers know if they are dominating the discussion and not being concise
- Open to the public – there is a difference between members and audience
- Three minutes per speaker

At the CAC's request future agendas will include "General Discussion."

VI. Announcements

New rosters with terms included were distributed. Terms are staggered. There are now six members with 3 year terms and six members with 2 year terms. Once these terms are met each term will be on two year staggered sequences.

There is a Job Fair at Robert W. Saunders Library on March 5, 2016 from 9:00 am – 3:00 pm. There is a need for skilled and unskilled workers for TIA.

Future meeting topics:

- CRA Attorney
- FDOT
- CRA Plan review and expected outcomes
- Present some elements of the comprehensive plan
- Strategic Action Plan
- Economic Development initiatives

Ms. Fenton requested that the CAC inform her of any other topics they would like to hear about. The CAC requested a map showing the boundaries for the CRA, historic and overlay districts. A list of businesses within the West Tampa CRA was also requested.

VIII. Public Comment

- Need your baseline of data to understand all of the layers of information regarding zoning.
- Look at other CRAs best practices.
- CAC should establish the character of the West Tampa CRA.
- Street repair on W. Main and N. Albany is no longer ADA accessible.
- The Mural at Salcines Park needs to be redone and meet with community to discuss further refurbishment of the entire park. The city has obtained estimates to repair the wall before proceeding with the mural. There is no funding for the repairs at this time. In 1986 the city used CDBG funds to do the mural. And that option should be pursued again.

Chair Robinson thanked everyone for coming and the meeting adjourned at 7:50 pm.

**West Tampa Community Redevelopment Area
Advisory Committee**

Meeting Minutes

March 29, 2016

West Tampa Library
2312 W. Union Street

Attendees

Committee Members: Joe Robinson, Chair; Ken Perry, Vice Chair; Benjamin Buckley; Dee Jackson; Delphine Jones; Marvin Knight; Walter Smith II; Ed Turanchik; Emanuel Wilson; Tina Young

Staff: Jeanette LaRussa Fenton, Urban Development Manager
Shelisia Jackson, Office Support Specialist IV

Others: Jan McLean, Sr. Assistant Attorney, Legal Dept.

I. Welcome / Introductions

Mr. Robinson opened the regular meeting of the West Tampa Community Redevelopment Area Advisory Committee at 5:35 p.m. on March 29, 2016.

II. West Tampa Crimes Report

No TPD officers were present, so Ms. Fenton distributed the West Tampa Crimes Report covering February 28, 2016 – March 16, 2016 for committee review. Mr. Robinson shared that he is now on the email list to receive crime reports for District I and District III and advises committee members that if they would also like to get the report they can request to be added by reaching out to the district liaison.

III. Meeting Minutes

Copies of the Minutes from the February 23, 2016 meeting were distributed for members to review. There was one correction Dee Jackson was omitted from the attendance list. He was in fact at the meeting. The correction was made. Mr. Wilson made a motion to approve the minutes. Mr. Smith seconded the motion and it passed unanimously.

Mr. Robinson noted that he had excused the absences of Marvin Knight and Ken Perry from the February 23rd meeting.

IV. Sunshine Law

Jan McLean, City of Tampa Legal Department, gave a presentation about the Florida Sunshine Law & Ethics Code and how it applies to committee members. Florida's Government-in-the-Sunshine Law regarding open government can be found in Chapter 286 of the Florida Statutes. These statutes establish a basic right of access to most meetings of boards, commissions and other governing bodies of state and local governmental agencies or authorities. Requirements of the Sunshine law say that:

- 1) Meetings of boards or commissions must be open to the public
- 2) Reasonable notice of such meetings must be given
- 3) Minutes of the meeting must be taken

Members of a public board are not prohibited under the Sunshine law from meeting together socially, provided that matters which may come before the board are not discussed at such gatherings.

The members were concerned that the Sunshine Law would prevent them from continuing their participation with various neighborhood/community organizations pertaining to West Tampa redevelopment. There was further clarification that if more than one CAC member is present at a social function/community event/public meeting/board meeting etc. the Sunshine law prohibits them from discussing CRA CAC action items that may become part of committee discussion or put to a vote for action.

Ms. McLean suggested that each board member submit a listing of what boards/organizations they are part of so that she could review it and provide a legal opinion. Ken Perry made a motion that members of the committee provide a list of the organizations they are affiliated with, so that Ms. McLean can perform an in depth review and provide an opinion to clarify their potential need for further action. The motion was seconded by Dee Jackson, and passed unanimously. Mr. Robinson also requested Ms. Fenton to provide him with a copy of Ybor Community Development Corporation (YCDC) meeting notices as reference.

V. Meeting Guidelines

Ms. Fenton presented the revised meeting guidelines draft. A sentence was added about the chair approving the agenda and the date of the guidelines was inserted. There were no additional revisions.

VI. Community Redevelopment Plan Summary

At the last meeting the committee asked Ms. Fenton to provide a refresher on the West Tampa CRA plan. Ms. Fenton submitted a copy of the summary to the committee members and reviewed the document. The document can be found at <http://www.tampagov.net/economic-and-urban-development/programs/community-redevelopment-areas/west-tampa>.

VII. General Discussion & Questions

At the last meeting the committee asked for a map of the CRA, Overlay and Historic Districts, along with a list of businesses. Ms. Fenton provided a map detailing those boundaries and pinpointing businesses in the area. She also explained that the information regarding the businesses is not readily available and will need to be put in a more user friendly format. She asked the committee to clarify what kind of information they were looking to get out of the business listing.

After additional discussion, the overall response was that the committee would like to know:

- The business name, address, business owner contact information
- Racial/ethnic identity of the business owner
- How long the business has been in existence
- Type of business

There was discussion about the status of the Strategic Action Plan. Ms. Fenton stated that the new fiscal year begins on October 1st and she has not been given word that the city was going to advance any money to the CRA. The tentative budget should be ready by June and the CRA CAC committee will be given the opportunity to provide suggestions about the budget spending items at that time. The committee asked Ms. Fenton to provide an outline of the budget process and a timeline of crucial dates.

There was discussion about the scope of projects the CRA would like to focus on in the Strategic Action Plan. The committee members decided to provide to Ms. Fenton their top three priorities that they would like to see accomplished within the CRA. Ms. Fenton offered to bring a draft scope that the committee can utilize in developing a scope of services to the May meeting.

Committee members also discussed the Transportation & Mobility Impact Fee Zone. The advantage that West Tampa has is that those fees have to be used within the zone and the fees that are collected in downtown may also be spent in West Tampa. Committee members requested a presentation be planned to go into more detail about the fees as potential revenue for the CRA for a future meeting topic.

The committee requested a map showing economic incentive areas, CDBG areas, and the Transportation and Mobility Fee and benefit district.

Future meeting topics:

- CRA Attorney
- FDOT
- CRA Plan review and expected outcomes
- Present some elements of the comprehensive plan
- Strategic Action Plan
- Economic Development initiatives
- Use of fees paid by developers for green space
- Identify CRAs that West Tampa CRA can model best practices

VIII. Announcements & Public Comment

- Juneteenth Neighborhood Clean-Up - June 10, 2016
- Juneteenth Music & Arts Festival - June 17 – 20, 2016
- Attendees asked questions regarding the committee's attendance guidelines, the historic district overlay and national models for other CRAs.
- John Bowden commented that any development should help people already living in the area and not drive them out.
- Roberta Meade asked about committees that could be formed to assist with the work of the West Tampa CRA.
- Manny Rivera commented about the importance of leveraging of funds and that investment of capital should be data driven. He offered his assistance in this area.

Chair Robinson thanked everyone for coming and the meeting adjourned at 7:55 pm.

**West Tampa Community Redevelopment Area
Advisory Committee**

Meeting Minutes

April 26, 2016

West Tampa Library
2312 W. Union Street

Attendees

- Committee Members:** Joe Robinson, Chair; Ken Perry, Vice Chair; Benjamin Buckley; Dee Jackson; Delphine Jones; Marvin Knight; Carlos Ramirez; Jeffrey Rhodes; Walter Smith II; Ed Turanchik; Tina Young
- Staff:** Jeanette LaRussa Fenton, Urban Development Manager
Michelle Van Loan, Economic and Urban Development
- Others:** Jan McLean, Sr. Assistant Attorney, Legal Dept.

I. Welcome / Introductions

Mr. Robinson opened the regular meeting of the West Tampa Community Redevelopment Area Advisory Committee at 5:35 p.m. on April 26, 2016.

II. West Tampa Crimes Report

Officer Jacobs presented the monthly report:

- TPD officer patrols include checking in on habitual offenders
- Apartment complexes are visited 2-3 times a day to get to know the residents
- The TPD did a survey of all officers regarding their opinion of their department and that information is being used to make improvements

Ms. Fenton distributed the West Tampa Crimes Report for February 28, 2016 – April 14, 2016 for committee review.

III. Meeting Minutes

Mr. Robinson excused Mr. Rhodes and Mr. Ramirez from the March 29th meeting.

Copies of the Minutes from the March 29, 2016 meeting were distributed for members to review. Mr. Turanchik made a motion to approve the minutes. Mr. Rhodes seconded the motion and it passed unanimously.

IV. Sunshine Law

Jan McLean, City of Tampa Legal Department, presented a memo of the legal opinion she presented at March 29th meeting regarding the Sunshine Law. To summarize, if a West Tampa CAC member sits on a governing committee and could be voting on an issue to also become before the CAC, she recommends that the member abstain from discussion and voting at that other meeting, or that meeting should meet the City's requirements for Public Notice. Her recommendation is to abstain.

The West Tampa CDC discussed this issue and will only have one CAC member in the room for issues that are also before the CAC.

Mr. Perry commented that he would prefer to provide public notice for the other board so that discussion can openly take place. Ms. McLean reiterated that Public Notice includes: notice of the meeting, minutes of the meeting being taken, public access to the meeting, and the public is given the opportunity to provide public comment at the meeting. Ms. McLean emphasized that while Public Notice is an option, her legal preference was for the member to abstain from the discussion.

V. Julian B. Lane Riverfront Park Recommendation

Ms. Fenton explained that the City Council would be voting on funding and the construction for the \$35 million park project on April 21. Actual design had been completed based on all the public input. This is an unprecedented amount to be spent on a park and it is great this investment is being made in the West Tampa Community. The park is located in the West Tampa CRA and the CAC can weigh in on issues that are in the CRA or may impact the CRA.

Mr. Robinson provided an overview of the process that led to developing the park plan.

Discussion:

- How are the artists doing the historical wall getting ideas from the community? Boat house and Community Center are supposed to have intermediate exercise classes for seniors until new building is built and programs established.
- Concern regarding the BP money contributing to the funding of the park.
- Support for the park after all the work that the community has put into it to get this far.

Mr. Perry made a motion to support the \$35 million for the funding of the park.

- Support for the project with the minority business goal included in the recommendation.
- Lack of information and short notice on issue to be able to vote at this time. Should be promoting an “informed” decision.
- The cost of the project needs to be justified

Public Comment:

- Steve Beechy: No objections to design; the plan cannot guarantee the number of participants using the park; concern about some of the assumptions the plan is based on such as the reasons behind underutilization of the park; proposed park plan design will attract more users. The development pattern in the area needs to focus on increased density by building vertical.
- Andre Hill: The City needs to: commit to the senior exercise programs on the 2nd floor of the new building, consult with the West Tampa CAC, and set minority participation goal.
- John Bowden: 19.2%, is that a good goal for minority participation.
 - Mr. Robinson: Yes, and it is the minimum.

Ms. Jones seconded the motion with amendment to include reference to the 19.2% minority business goal, the senior exercise area on the 2nd floor, and the art work.

- Concern over how the BP money is spent, minority group and local flavor of

companies used in meeting the goal.

Mr. Turanchik made a motion to table the issue of support for the funding of Julian B. Lane Park. Mr. Buckley seconded the motion.

Discussion:

- Mr. Turanchik: Backup information on this issue is inadequate for the CAC to vote on at this time.
- Ms. Fenton mentioned that the West Tampa Chamber of Commerce had publically come out in support of the funding for the project.

Motion to table passed 10-1.

VI. West Tampa CRA Goals

Ms. Fenton provided a handout of the goals submitted by CAC members prior to the meeting. Each CAC member presented their goals to the rest of the committee. See separate handout for updated West Tampa CAC Goal list.

VII. General Discussion & Questions

Mr. Turanchik made a motion to rescind his previous motion to table the issue of support for the funding of Julian B. Lane Park. Mr. Buckley seconded the motion. Motion failed on tie vote of 5-5.

The footprint for the InVision Plan is for high end development. The proposed housing authority development includes a 2:1 ratio of market rate to affordable rate units. We need to revisit the footprint to evaluate: nature of residential development, plan to stabilize residents, commercial component, high rise parking, industry, and African/Latino tourism.

May Meeting Agenda:

- East West Green Spine
- Plan amendment for Oakhurst/Tony Garcia, subject to hearing date
- Strategic Action Plan draft scope of services
 - To include a plan for sustainability

VIII. Announcements & Public Comment

- Ms. Fenton provided a handout with the Clean Sweep schedule. West Tampa area will have a clean sweep the weeks of July 18-22 and September 9 -23, based on grid area.
- Juneteenth Music & Arts Festival - June 17 – 20, 2016
- John Bowden: Need to keep West Tampa/Black culture.
 - 1125 Spruce Street maybe a historical site.
 - Church on spruce and Albany has a sign out front stating it is a Historic Preservation Site.

Chair Robinson thanked everyone for coming and the meeting adjourned at 7:55 pm.

**West Tampa Community Redevelopment Area
Advisory Committee**

[Meeting Notes](#)

May 24, 2016

West Tampa Library
2312 W. Union Street

Attendees

Committee Members: Joe Robinson, Chair; Ken Perry, Vice Chair; Benjamin Buckley; Delphine Jones; Carlos Ramirez; Bobby Wilson

Staff: Jeanette LaRussa Fenton, Urban Development Manager
Michelle Van Loan, Economic and Urban Development

Others: Calvin Thornton, Transportation Division
Michelle Schofner, ICON Consultant Group, Inc.
Belix Parks, Tampa Housing and Community Development
LaChone Dock, Planning and Development Department
Tony Garcia, Planning Commission

I. Welcome / Introductions

Mr. Robinson opened the regular meeting of the West Tampa Community Redevelopment Area Advisory Committee at 5:40 p.m. on May 24, 2016 noting the CAC lacked a quorum. All West Tampa CAC members absent are excused.

II. West Tampa Crimes Report

Corporal Campbell (813-260-0731) presented the monthly report:

- School will be out soon, and juvenile crime tends to increase. Community needs to report behaviors and help identify issues.
- Any traffic related concerns for signs, street lighting, etc... can be called into 813-274-8333.
- Main District I office number is 813-354-6600.

Experiencing a lot of traffic on Rome near Cass and Cypress. The existing sidewalks on Rome are inadequate for basic walking.

Rome at Cypress is missing the street sign.

Mr. Thornton reported that the City is currently reviewing Cypress for updated street markings for parking and bike lanes. Main Street is also on the list to be reviewed for updated markings.

III. Meeting Minutes

Approval of the April 26, 2016 minutes was tabled to next meeting due to a lack of a

quorum.

IV. East West Green Spine Concept

Mr. Thorton and Ms. Schofner provided an overview of the project, description of the phases, and timing for construction.

- This project arose out of the InVision planning process. There were many repeated requests during community meetings at that time for the need to address parking, access, and multi-modal transportation along this corridor.
- Project will also create connectivity to the Selmon Greenway and to Julian B. Lane Park.
- Phase I is about to be completed through the downtown area along Cass.
- The concepts for remaining phases 2 and 3 are not final designs.
- Phase 2 continues the project from downtown to Howard.
- Phase 3 takes the project east to Nuncio Parkway up to 21st Avenue.
- Transportation is in the process of applying for FDOT grant funds for remaining phases. Concept plans were developed in order to have the minimum needed amount of design to make the application for funding.
- This presentation is the beginning of community meetings to bring the ideas and concepts out into the community, receive community feedback, and develop final plans for Phase 2 and 3.
- This presentation is also scheduled to be made to other community groups in the area.
- Concepts include designated and undesignated parking along street.
- There is a residential retail/commercial tower that will break ground soon by the Straz Center. Once that construction starts, the current configuration of the streets through that area will make more sense. The new development provides enough parking for residents, businesses, visitors, and shoppers.
- Cass will have two driving lanes, parking on the north side. The width of the roadway will not be reduced.
- \$3 million being spent on protected bike tract and all associated improvements through the corridor.

V. Homeowner Rehabilitation Program

Ms. Parks provided an overview of the program which is aimed at owner-occupied, single family homes.

- The program application period is June 1 to July 30, 2016. **UPDATE: New dates are July 5 – August 31, 2016 or will end earlier upon 1,000 eligible applications being received.**
- Program will be assisting first 1,000 eligible applicants with \$1 million in funding.
- The program is only open to owner occupied homes. Flippers/investors are not eligible for the program.
- Applicants will be pre-screened as the applications are completed.
 - Applicants should arrive at the hosted site with all documentation ready to make the full application at that time.
 - Applications are completed with the housing counselor.
 - Applicants will need: Identification, proof of income, must be current on any existing mortgages, proof of residency in the home.
 - Veterans, people with disabilities and special needs should all apply.

- There is not enough staff to go to people's homes to assist with applications, but staff will accept Power of Attorney for application submittals.
- Program flyer lists all the sites that the applications will be accepted at.
 - Information is also available on the City website.
- The work will be bid out by the City and City staff will oversee the construction of the improvements.
 - Project budget will be developed by in-house inspector and the contractor.
 - The homeowner will be full informed of the work to be done and who the work will be completed by.
 - Inspections will be done throughout the construction process.
- The City has learned from issues during past programs and has worked hard to make sure they will not happen this time.
- Last year 30 people were assisted with down payment assistance.

Vanessa McCleary will be at the June CAC meeting to discuss the other housing programs and assistance available.

VI. Plan Amendment Update

Mr. Garcia and Ms. Dock provided an overview of the two pending applications for Plan Amendment including an overview of Land Use designations vs. zoning designations.

- Request is for the Oakhurst Apartments at North Boulevard and Cass.
- The City of Tampa has proposed a companion Amendment.
 - This amendment is only considered if the main amendment request is approved.
- Requesting to change from Residential 35 to Urban Mixed Use 60.
 - Request is only for land use designation. Property would still have to go through the regular process when ready for development. Developer would then have to provide all site plans for review.
 - Development approval process and development of the property would take an estimated 2-5 years.
- We look at how a higher density development transitions deeper into the neighborhood to the single family areas.
- City sends notices to every property owner within a certain distance of the affected parcels.
 - Notices will include very detailed maps and explain all the implications if the amendments are approved.
 - Owners with questions will have a contact to call for additional information.
- This is the first presentation of the amendments.
 - The Planning Commission will be briefed in August.
 - The Planning Commission will hold public hearing in September.
 - Tampa City Council will have it before them in October.
- The four parcels owned by the church do not include the land with the actual church building.
- Developers would be allowed to build higher than what is now in that area.
- The best avenue for ensuring that agreements are adhered to over time is to make sure that they are included in the zoning/planned development process and approval.
- The City is not buying, or trying to buy, any of the properties in these requests.

- As of right now, there are no additional requests by the school board regarding their property.

Ms. Fenton will inquire to see if any affordable housing is being discussed in this area.

VII. Strategic Action Plan and Scope of Services

Ms. Fenton provided a two-page handout outlining proposed scope of services for the Strategic Action Plan. Draft was developed by reviewing previous scopes of work and the priorities for the West Tampa community.

The CAC will review the information and come back to next meeting with any proposed edits/additions.

Public Discussion:

- Need to preserve the culture and history of the area.
- Need to attract investors similar to what is in the St. Petersburg 2020 Plan.
- SAP should include community asset map and gap analysis.

VIII. General Discussion & Questions

Mr. Ramirez stated he was in favor of the East West Green Spine Project. Transportation is his background and expertise. This project:

- Creates traffic calming effect on cars coming through the area.
- Brings in new businesses and foot traffic, along with slower traffic.
- Provides residents with opportunity to connect/move between neighborhoods without having to depend on a vehicle.
- Provides protected bike lanes for added safety.

June Meeting Agenda:

- Vanessa McCleary, Housing
- Michael Randolph CDC to discuss economic component of 5 year plan, 10 minute presentation
- Strategic Action Plan draft scope of services
- Julian B Lane Funding, which has been supported by the West Tampa Chamber

July Meeting

- Richman Group - proposed new development

IX. Announcements & Public Comment

West Tampa Chamber thanked Chair Robinson for professionalism in running CAC meetings and bringing information to the community and addressing issues.

Mr. Robinson replied that now planning is happening in the community holistically. Planning improvements are now for an entire corridor instead of doing each improvement piecemeal and independent of other projects. This is progress for the community.

Tampa Family Health wanted the community to know that they will remain not only in the community but as a partner in the community.

Second reading at Council for rezoning for the West River Project will be this Thursday, May 28. Rezoning is to make the current zoning consistent with land use amendment that passed in the January Amendment Cycle.

Still need street repairs and sidewalks on Rome.

There is a community meeting on the Choice Neighborhood Grant on June 14, 6:00 pm at the MLK Center.

Chair Robinson thanked everyone for coming and the meeting adjourned at 8:15 pm.

**West Tampa Community Redevelopment Area
Advisory Committee**

Meeting Minutes
June 28, 2016

West Tampa Library
2312 W. Union Street

Attendees

- Committee Members:** Joe Robinson, Chair; Benjamin Buckley; Dedrick Jackson; Delphine Jones; Marvin Knight; Carlos Ramirez; Jeffrey Rhodes; Ed Turanchik; Tina Young; Emanuel Wilson
- Staff:** Jeanette LaRussa Fenton, Urban Development Manager
Michelle Van Loan, Economic and Urban Development
- Others:** Vanessa McCleary, Tampa Housing & Community Development

I. Welcome / Introductions

Mr. Robinson opened the regular meeting of the West Tampa Community Redevelopment Area Advisory Committee at 5:35 p.m. on June 28, 2016.

II. Meeting Minutes

Copies of the Minutes from the April 26, 2016 meeting were distributed for members to review. Mr. Ramirez made a motion to approve the minutes. Ms. Young seconded the motion and it passed unanimously.

Copies of the Meeting Notes from the May 24, 2016 meeting were distributed for members to review. Mr. Wilson made a motion to approve the minutes. Mr. Rhodes seconded the motion and it passed unanimously.

III. FY17 Budget

Ms. Fenton provided an overview of the CRA Budget adoption process and provided the most recent estimate of revenue for FY17. She noted:

- All staff salaries and operating costs are not being charged to the West Tampa CRA for FY17.
- \$1800 line item is to pay for CAC members who are able to attend the FRA Conference in October.
- The Neighborhood Improvement line item is a holding place for dollars and the CAC can reprogram as projects are approved.
- The future expense of a consultant for the development of the WT Strategic Action Plan will be reprogrammed when there is a proposed contract and cost.
- The CRA budgets are presented to the CRA Board August 11 and actual approval on September 8, 2016.

IV. Strategic Action Plan Outline

Ms. Fenton presented the revised draft scope noted that she had added leveraging and cultural preservation based on comments from the last meeting. The following items will be added to the scope:

- Land Trust Strategy to address affordable housing
- Asset map/gap
- Job development and job training
- Revolving Loan Fund
- Linkage Strategy
- Lighting, Code Enforcement, and absentee landlords
- Future trend based on land zoning changes
- Community involvement, supporting parents of students
- Strategy for addressing gun violence

The Handout that Mr. Robinson provided from St. Petersburg should also be referenced.

V. City Housing Programs

Vanessa McCleary, Manager of Housing and Community Development provided an overview of the assistance programs provided through her division. Ms. McCleary:

- Provided the annual Action Plan and reviewed the development process for the Plan
- Provided list of grants and funding sources available by category
- Explained the services and assistance covered by each of the funding sources
- Explained the process for partnering with vendor to provide the services
- Reviewed the FY17 allocation of funds
- Provided a brief review of the housing assistance program and process
- \$1.5 million not used in previous year that will be rolled into FY17
- Funds are reimbursed to service provided

As part of the process, Housing is providing brief surveys to obtain the needs and opinions of the community.

VI. Tampa Family Health Centers

Mr. Harold Jackson provided an overview of Tampa Family Health Centers, their services, and locations. The West Tampa location has been at 2103 Rome at Pine for the past ten years.

- 20% of funding comes from Federal Funds
- Managed by a Community Board
- 17 centers in Hillsborough County including two mobile units for dental and general medical services
- No one is ever turned away from services
- They do homeless outreach to provide services at no charge
- Can also accept patients with the affordable healthcare plan

VII. West Tampa CDC

Mr. Michael Randolph provided an overview of the challenges faced in West Tampa and neighboring underserved communities, the approach of the West Tampa CDC to address these challenges, and the CDC plan for action. Mr. Randolph also provided a presentation showing the demographics of the areas discussed and the negative impacts of types of development and gentrification in those areas.

VIII. General Discussion & Questions

Roberta Meade with Land Use Development staff informed the CAC about an upcoming project seeking rezoning from RS-50 to PD with several waivers. She provided the Good Neighbor Letter on the project. At this time the Land Use staff is not recommending approval for the project in its current configuration. The staff report is online.

- 38 Townhomes are proposed for 405 N. Oregon, Fig, and Grace Streets
- Requesting greater density than is allowed
- Requesting waivers for much of the required green space
- Requesting Bonus provisions

IX. Announcements & Public Comment

Tina Young and Emanuel Wilson are excused from the July meeting.

Concern about the lack of community turnout at the CAC meetings. Need to work on outreach to get more people to attend and learn what is going on in their community and the services available, possibly get announcement on the radio and on CTTV. Make sure the media is receiving notice of the meetings.

It was requested that sponsors be sought to provide refreshments at the meeting.

Chair Robinson thanked everyone for coming and the meeting adjourned at 7:15 pm.

**West Tampa Community Redevelopment Area
Advisory Committee**

Meeting Minutes
July 26, 2016

West Tampa Library
2312 W. Union Street

Attendees

Committee Members: Joe Robinson, Chair; Ken Perry, Vice-Chair; Benjamin Buckley; Dedrick Jackson; Delphine Jones; Marvin Knight; Carlos Ramirez; Walter Smith II; Ed Turanchik

Excused: Tina Young; Emanuel Wilson; Jeffrey Rhodes

Staff: Jeanette LaRussa Fenton, Urban Development Manager
Michelle Van Loan, Economic and Urban Development

Others: James Jackson, City Architect

I. Welcome / Introductions

Mr. Robinson opened the regular meeting of the West Tampa Community Redevelopment Area Advisory Committee at 5:35 p.m. on July 26, 2016.

II. Tampa Police Department Update

Officer Murillo presented the update:

- There is a training unit in this area, so you may see two officers in a patrol car.
- Increase in burglaries over the summer: homes, sheds, cars. Make sure all doors are locked and valuables out of site.
- Increased damage/mischief to vehicles and properties.
- There was a block party at Main and Rome with an estimated 800 attendees. Roadway was blocked and cars were parked on the sidewalk. Light rain and TPD helped break up the gathering which then moved to the car wash on Albany. Shots were fired and suspect ran down Rome. Currently no suspect. Very difficult at such a large gathering for police to recognize who is armed.
 - TPD role is to ask people to peacefully leave, which they did.
- If TPD can get quicker intel then they can resolve issues more quickly.
- PokemonGo is also creating crowds and opportunities for crime.

For any issues, call and ask for the District 1 Shift Commander: 813-354-6600.

III. Meeting Minutes

Copies of the Minutes from the June 28, 2016 meeting were distributed for members to review. Mr. Perry made a motion to approve the minutes. Mr. Buckley seconded the motion and it passed unanimously.

IV. Proposed Apartment Complex

Mr. Michael D. Horner, on behalf of the Richman Group presented an overview of the project:

- Project is located at 2310 State.
- Pending rezoning CI to PD to go to City Council on August 11, 2016.
- Courtesy Neighbor Notice was mailed out.
- Reviewed the history and changes to the project as it went through the rezoning process. Memo provided detailing the changes.
 - Reduced to 198 Units; Increased setbacks; increased open space; increased tree preservation; FAR reduced from 2.0 to 1.8.
- Changes made bring the project into compliance with the West Tampa overlay requirements.
- Access is from Lemon Street.
- Parking is all within the interior of the development including guest parking.
- Development is providing additional pavement to provide on-street parking areas that meet all public safety needs for thoroughfares.
- Includes Bonus Density: Upgrading the transit stop at Cypress, parking garage provided, sidewalk enhancements, tree planting.
- If approved there will be an agreement with Council that is tied to the PD, not the developer. The only way to change that agreement would be to go back to City Staff/Council.
- 6 parcels assembled to create the development.
 - The cell tower will remain under original ownership.
- Project will include studio to 3 bedroom apartments, rent ranging from \$1300 - \$2200 a month, income qualification range \$40,000 - \$90,000.

Concerns:

- Loss of green space with each new development.
- Loss of local businesses
- Reduced landscaping
- Increased traffic on Lemon which is already congested.
- Loss of parking on the existing parcels
- Difficulty of use and safety concerns at bus stop on Cypress.

V. Strategic Action Plan Draft

Ms. Fenton presented an overview of the project to date. Mr. James Jackson provided a sample of the public notice for the RFQ. The Scope of Services will be sent out in next couple of weeks. The scope will be finalized after receiving the RFP responses.

Mr. Jackson explained that the RFQ process follows the state statute and takes about 4 months to select a consultant. Process:

- Contract Admin reviews for minimum qualifications.
- Staff committee reviews based on criteria and ranks the firms.
- Executive Committee interviews the top candidates, usually 3-5 firms depending upon scores.
- Top three firms are ranked and sent to the Mayor
- Negotiation of contract starts in month 5

Draft RFQ is a standard document that gets advertised, it provides a general idea of what

services are requested. Short list firms will receive the full scope which will be the basis for negotiating the contract. Their presentation is intended to present how they would propose addressing the issues we want solved.

Discussion:

- The RFQ is based on qualifications and not lowest and best bidder.
- The committee expressed concerns about an estimated fee being in the notice.
- There have been six firms that have provided these types of services to the other CRAs in the past.
- Local requirement is not a part of this process but Small Business designation is.
- Factors/Criteria/weights
 - These are used during the initial review by staff, but not by the executive committee during the presentations.
 - There are no prohibitions against factors being used.
 - The committee members may attend the presentations.

Mr. Perry Moved that the WTCAC requests a legal opinion regarding the RFQ process: Can factors/weights be used in the evaluation of the short-listed firms? Mr. Buckley seconded the motion and it passed 7-1.

VI. General Discussion & Questions

CAC continuing discussion regarding role of CAC:

- Disagreement about the role of the CAC, members job is to provide input and advice to City Staff and CRA Board. It is an Advisory Committee. We should not be dictating process. We provide the input of what is important.
- It is correct that we should ask for additional information and clarity on issues. The Committee deserves information ahead of time with time to digest prior to being asked to make a decision. We have a right to understand what we are advising on.
- West Tampa now has the opportunity to have input and influence on the actions of the City government.
- Maybe we can advise on our opinions on improving the process back to CRA Board.
- The process is set up so that the CAC renders its opinion before the CRA Board moves forward.

VII. Announcements & Public Comment

Ms. Fenton announced that through the good audit work of our Budget Analyst, Yolanda King, the West Tampa TIF estimated revenue went from \$351,000 to \$460,000.

It has been determined that it is alright if anyone wants to donate snacks/water to the meetings. Pizza may be provided at future meetings.

Resident expressed need to fix up Lopez Pool.

- There is a splash pad.
- Lopez Pool is not in the West Tampa CRA.

MLK pool is part of the new development, but until the designs are complete, we won't know what the design is or the amenities it will include.

Blake High School should be able to get a rowing club since they are the only public school on the river.

Request for a West Tampa webpage, which would have to be community driven.

Request for yard signs to help advertise when the CAC meets.

Request for the business list to be posted on the website.

Chair Robinson thanked everyone for coming and the meeting adjourned at 7:40 pm.

**West Tampa Community Redevelopment Area
Advisory Committee**

Meeting Minutes
August 23, 2016

Martin Luther King, Jr. Center
2200 N. Oregon Avenue

Attendees

Committee Members: Joe Robinson, Chair; Kenneth Perry, Vice-Chair; Benjamin Buckley; Dedrick Jackson; Delphine Jones; Carlos Ramirez; Jeffrey Rhodes; Ed Turanchik; Emanuel Wilson; Tina Young

Excused: Marvin Knight; Walter Smith II

Staff: Jeanette LaRussa Fenton, Urban Development Manager
Michelle Van Loan, Economic and Urban Development

I. Welcome / Introductions

Mr. Robinson opened the regular meeting of the West Tampa Community Redevelopment Area Advisory Committee at 5:30 p.m. on August 23, 2016. Mr. Robinson thanked Joe Redner for providing pizza for the meeting attendees.

II. Tampa Police Department Update

Lt. Groves, shift commander, and Officer Balch presented the update:

- Police will always need the assistance of the community in seeing more than the police can as far as illegal activity. Many more residents and business people than police on the streets. Residents are more likely to recognize something out of sorts.
- Preventing crime is easier than prosecuting after the fact. Lock up bicycles, lock all vehicles, and lock doors and windows on residences. Keep valuables out of sight and do not store in vehicles.
- Police have been ramping up undercover work and officers at Oakhurst and Columbus Court apartments, so you may not see the additional police presence, but they are there.
 - Police have been working well with new property management company.
- Noise Ordinance:
 - TPD will provide opportunity to turn down the music.
 - It will be a civil citation for music clearly audible at 100 feet.

Mr. Robinson informed TPD that the WT Strategic Action Plan will include a component to address violence in the community.

For any issues, call and ask for the District 1 Shift Commander: 813-354-6600.

III. Meeting Minutes

Copies of the Minutes from the July 26, 2016 meeting were distributed for members to review. Mr. Turanchik made a motion to approve the minutes. Mr. Buckley seconded the motion and it passed unanimously.

IV. Strategic Action Plan Update

Ms. Fenton indicated that she would send out the draft scope before a vote would take place.

V. Oakhurst Square/City of Tampa Comprehensive Plan Amendment

Mr. Adam Hardin presented on behalf of Soho Capital:

- Cass and Cypress are the western entrance to downtown.
- They recently changed management companies and are already seeing an improvement.
- Seeking to have more of a mixed use development to bring in retail/services to the area.
 - Request is for R-35 to UMU-60, plan amendment.
 - Zoning requests will come at a later date.
 - There is no design yet.
 - There will be community engagement for input on needs and concerns when they get to that point in the process.
 - Request goes to the Planning Commission on September 12 and to City Council on September 22.
 - Looking to provide new development that better reflects all that has been learned about urban planning since the current buildings were erected in the 1970s.
 - Proposed development will go through a public hearing process and have the kind of commitments associated with PD/Planned Development approved by City Council.
 - Potential heights of about 8-10 stories.
 - About 200 apartments
 - The development will be a mix of market rate and Section 8 housing.
 - Oakhurst currently has 83 Section 8 housing units. The new development will reinstate those 83 designated Section 8 units.
 - Mr. Hardin can be reached at 813-781-2558.

Discussion:

- Oakhurst is buffered by an older, existing community.
- No design yet for the new development.
- Soho Capital utilized Minority/Disadvantaged Business vendors for the Heights and Armature projects and will do the same with this one.
- Tampa Housing Authority is pursuing its own zoning change and it is not associated with this development.
- Please note: if residents receive letters/notices from anyone from out of state, they are not affiliated with Soho Capital.

VI. **TBX Update**

FDOT represented by MaryLou Godfrey; Debbie Hunt, District Director; Alice Price; and Christina B.

Project Overview:

- 50 miles of reconstruction.
- Howard Franklin Bridge north-bound lanes to be rebuilt.
- Downtown interchange will be rebuilt.
- Will maintain 44' of right of way to accommodate trains in the future.
- Timing of project based on current understanding of funding from the Florida State Transportation Trust Fund:
 - Gateway section in Pinellas funded.
 - I-275 section in Pinellas under procurement.
 - Howard Franklin Bridge, north bound lane in 2019.
 - West Shore section in 2023, but hoping to accelerate to 2020.
 - Downtown section not funded yet
 - Downtown to USF 2021
 - I-4 to Plant City 2021
- Pedestrian Friendly underpasses, including at North Boulevard and Laurel/Green Street.
 - Partial retrofits of underpasses at Armenia, Howard, Rome and Willow.
- 2 new ramps will be built at North Boulevard: to exit from the west and to get on going west.
- Design enhancements from community input:
 - Sound Walls
 - Urban design Guidelines
 - Historic Preservation
 - Tampa Heights Greenway
 - Bicycle and pedestrian friendly
 - Construction techniques take community and aesthetics into consideration
- The highway will be raised from North Boulevard to Hillsborough River to accommodate greater connectivity and programming of the space in the underpasses.
- Downtown Plaza Underpass: Envision programs, activities, events, public art, recreation opportunities, and possibly markets.
- Improvements to underpass at Robles Park, park, proposed pond and amenities.
- Tampa Heights Greenway will be retained and incorporated into the expansion with pedestrian lighting, landscaping, art, etc....
- Addressing issues with dead-end streets at the highway and will provide turn-a-round areas.
- 30 buses will be added for traffic in areas affected by the construction.
- Access from regular highway lanes to express lanes will be at Westshore and downtown.
- Pricing for express lanes will “float”, based on how heavy the traffic is. When there is a lot of traffic on the express lanes prices will go up. The price will be posted at the express lane entrance and will not change for that vehicle once it has entered the express lanes.
- Express lanes will be to the inside of the regular lanes.
- Design is not complete yet, it is just concepts.

Community Outreach

- FDOT will be coming back out to communities when there is more detail on the connectivity and underpasses.
- All information regarding the project is at the library. Information includes the input from community charrettes.
- Youtube, Facebook, TBX website TampaBayExpress.com
- There is a community office at the German American Club Building.
- Sanders Library will host information sessions on the first Saturday of the month starting in October.

Discussion:

- West Tampa community is not “feeling the love” from FDOT. FDOT does not maintain the underpasses now that they have at Howard and N. Boulevard. Whereas the underpasses in the West Shore area look great.
- Please fix the sloped walls at the current underpasses to straight walls and add lighting.
 - FDOT: angled walls will also be redone into straight walls at 14th/15th streets and at 21st/22nd streets.
- Franklin overpass is low, dark, loud. Will project open it up and lighten it up?
- Express lanes are going to affect Rome and Willow and the West Tampa community’s ability to access the highway.
- Has FDOT looked/considered doing an economic impact study for West Tampa? If not, it should?
 - FDOT: One has not been done yet. There will be an economic impact study done as part of the PD&E, but do not know scope of that yet.
 - Call Kirk Bogen regarding the scope: 975-6133.
- Mr. Fernandez:
 - The FDOT study won’t be done until 2017 and may not provide the level of detail we need to understand the impact on our communities.
 - The Tampa Heights, Downtown, Seminole Heights, and Ybor communities have been advocating for such a study and fighting against the current design of the project.
 - The concept of activities under the roadway looks fine on paper, but who wants to be under a 400’ wide roadway with air pollution and runoff from the roadway?
 - Boarded up houses bought by FDOT remain boarded up and affecting adjacent areas.
 - MPO has a vote every year and can vote the express lanes out of the plan, so need to continue to make our opinions known to them. Members on these boards also change over time.
- Mr. Robinson:
 - Does not see a benefit for West Tampa to spend its dollars on an impact study.
 - The main areas affected by the project are east of the river.
 - No additional property will be needed/bought by FDOT west of the river.
- As a new CRA, we have many other priorities and this is not our core mission.

Mr. Turanchik moved that the CAC use its resources for priorities within the CRA and respectfully decline the opportunity to assist in the funding of the Economic Impact Study. Mr. Perry seconded the motion and it passed unanimously.

VII. General Discussion & Questions

Ms. Fenton mentioned that there will be a public hearing on 9/8/2016 for the Jewish Community Center's request for a plan amendment.

Mr. Turanchik requested that staff put together policies for presentations and public comment so that everyone understands ahead of time.

Mr. Robinson indicated that he sets the agenda and the allotted time for presentations, but that he doesn't want to cutoff comments so that the presenter gets a feel for the community's reaction/position on the issue at hand.

Mr. Ramirez requested that staff follow up and obtain the traffic study from Mr. Horner.

Ms. Young requested that staff resend the West Tampa business list.

Mr. Buckley expressed his concern regarding gentrification, displacement, and the future of the people of the community. Need to be more concerned about the lives of the people in the community, education and jobs.

- Many people in the community don't have much of a future despite the educational institutions we are surrounded by.
- No major industry, need to cultivate and industry which would be rewarding to its employees.
- Mr. Buckley recounted his experience in the industry of building sets for media/film production and that it had been a rewarding career.

Mr. Robinson requested that it be added to the scope of the SAP, how to target industries, such as Mr. Buckley described.

Ms. Fenton indicated that the West Tampa mural is on hold due to needed building repairs.

Mr. Robinson indicated that the Yellow Jackets want to move to Plymouth Playground as they have to move with the coming developments. He would like the CAC to support that effort.

Mr. Robinson informed the CAC that he would like them to consider \$150,000 - \$200,000 for senior housing to assist with roofs, plumbing, safety code violations, etc....

VIII. Announcements & Public Comment

Mike Reed, Organize Now of Florida, introduced himself to the group and discussed the services and assistance his group brings to the community.

It has been determined that it is alright if anyone wants to donate snacks/water to the meetings. Pizza may be provided at future meetings.

West Tampa CDC is working with USF graduate students to conduct surveys in the West Tampa community. Questions will be focused on mission, issues in community, needs of senior residents, African American and Hispanic businesses on Main Street and Armenia. Hoping this process will add to outreach in the community and to focus meeting topics.

Mr. Turanchik would like the CAC to identify early action items in the 1st quarter of FY17 to help get the CRA dollars back out into the community.

Resident expressed need to fix up Lopez Pool.

- There is a splash pad.
- Lopez Pool is not in the West Tampa CRA.

MLK pool is part of the new development, but until the designs are complete, we won't know what the design is or the amenities it will include.

Blake High School should be able to get a rowing club since they are the only public school on the river.

Request for a West Tampa webpage, which would have to be community driven.

Request for yard signs to help advertise when the CAC meets.

Request for the business list to be posted on the website.

Concerned about the effects of TBX on Tampa Heights. We need to help support them.

Would like to have a future discussion on what the CRA dollars can be used for legally.

Chair Robinson thanked everyone for coming and the meeting adjourned at 8:04 pm.

**West Tampa Community Redevelopment Area
Advisory Committee**

Meeting Notes
September 27, 2016

**West Tampa Library
2312 W. Union Street**

Attendees

Committee Members: Kenneth Perry, Vice-Chair; Benjamin Buckley; Dedrick Jackson; Tina Young; Bobby Wilson

Excused: Delphine Jones; Marvin Knight; Carlos Ramirez; Jeffrey Rhodes; Joe Robinson; Walter Smith II; Ed Turanchik

Staff: Jeanette LaRussa Fenton, Urban Development Manager
Michelle Van Loan, Economic and Urban Development

I. Welcome / Introductions

Mr. Perry opened the regular meeting of the West Tampa Community Redevelopment Area Advisory Committee at 5:35 p.m. on August 23, 2016 noting that the CAC lacked a quorum.

II. Tampa Police Department Update

Lt. Richardson presented the update:

- Vehicle Break-ins: Please lock your vehicles, do not keep valuables in your car, keep valuables out of site.
- N. Boulevard homes has been having security on site and working with the police department.
- Large, spontaneous gatherings: Social media makes it easy to gather a lot of people together very quickly. Police are responding as soon as they can, but there is often no heads up to the police that the gathering is about to happen.
 - Unfortunately the few who make the situation bad for the entire group are dangerous.
- Meeting of businesses regarding Main and Howard: Police were asked to attend to address process for trespass affidavits.
 - Concern by the community is that the response was larger than the actual issue.
 - Loiterers are not the litterers.
- Noise Ordinance: The ordinance has not been passed down to the rank and file for enforcement yet as it just recently passed.
 - Traditional response by police is to have discussion with the offender first.

III. Meeting Minutes

Approval of Minutes tabled for lack of quorum.

IV. East West Green Spine

Mr. Calvin Thornton reminded the committee that he had previously presented the plan to the CAC, but due to a lack of a quorum had returned. Mr. Thornton again provided overview of scope of the plan. He will return for a vote of support at a later date.

V. Strategic Action Plan Update

Ms. Fenton reported that there was not yet a response from the City on the request to amend the process for selecting the consultant. She would have an answer by the next meeting.

Mr. Perry wants to make sure that there is a record of the proceedings to understand how and why the rankings were determined.

Community also concerned with obtaining a consultant who will work to preserve the culture of the community when it is developed.

VI. Fig St. Townhomes

Michael Mincberg presented an overview of his development.

Project Overview:

- Located on Oregon between Fig and Grace.
- 37 Townhomes, 1700-2200 square feet heated area, starting at \$300,000.
- Mr. Mincberg has presented the project to other community meetings and to neighbors.
- Each unit will have two single-car garages. 7 guest parking spaces.
- 3 stories high at 36'10" with a rooftop terrace.
- Waivers requested: Height and setback, parking spaces, green space, tree retention, and reduction in aisle width. Developer will pay by paying in lieu of fee for the 38% green space waiver.
- Will be installing a bus stop at a location chosen by HART.
- Council will have first reading of ordinance on October 13 and second reading on October 27.

Ms. Fenton provided an overview of the staff report, its findings of inconsistent with code, and the waivers requested. Unlike the previous two developments that presented at the WTCAC, this project is inconsistent with the West Tampa Overlay and found inconsistent by the Planning Commission.

The CAC requested an email copy of the staff report and the options for density bonus.

VII. USF Student Project

Mr. Manny Rivero provided information of the USF graduate student project.

Under Dr. Ersing and Dr. Fisher, the graduate class in Urban Affairs and Regional Planning is doing a project in West Tampa. Students will be coming out into the community and conducting 4 focus groups on Saturday, October 22.

- 9 am – 10:30 am Business Stakeholders
- 11 am – 12:30 pm Seniors

- 1:00 pm – 2:30 pm Youth
- 3:00 pm – 4:30 pm Workforce development/Unemployed

- West Tampa is a transitioning community and they want to hear the concerns of the community.
- Contact Manny Rivero, Dr. Fisher, or Michael Randolph to participate
 - MDRFisher@tampabay.rr.com
 - MRivero@USF.EDU

VIII. WURK Radio

Mr. Dedrick Jackson and Mr. Horace Bailey made a presentation on the startup radio station owned by the Rainbow Heights Neighborhood.

WURKRadio.org 96.3 WURK

This station will be a new community radio station focused on children, education, employee development, health and wellness, and advocacy. Music, information, and education.

The station will be involved in the community and have some youth-led programming.

- Need Advisory Board Members
- Need Volunteers, DJs, anchors, outreach, engineers, etc....
- Looking for community partners.
- Need to be up and running by February, 2017.
- Located at 2110 Main Street. 813-856-9489.

Ms. Fenton announced the next meeting would be held at the MLK Center due to early voting.

Vice-Chair Perry thanked everyone for coming out and thanked the staff for assisting the committee in being successful. We all need to be asking friends and neighbors to attend the meetings.

Meeting adjourned at 8:00 pm.

**West Tampa Community Redevelopment Area
Advisory Committee**

Meeting Notes

October 25, 2016

**West Tampa Library
2312 W. Union Street**

Attendees

Committee Members: Benjamin Buckley; Dedrick Jackson; Delphine Jones; Carlos Ramirez; Jeffrey Rhodes; Joe Robinson, Committee Chair; Walter Smith II; Ed Turanchik; Bobby Wilson; Tina Young; Excused: Marvin Knight; Kenneth Perry

Staff: Jeanette LaRussa Fenton, Urban Development Manager

I. Welcome / Introductions

Mr. Robinson opened the regular meeting of the West Tampa Community Redevelopment Area Advisory Committee at 5:34 p.m. on October 25, 2016.

II. Tampa Police Department Update

Officer Ronald McMullen with TPD answered general questions from committee members and attendees on the following topics:

- Noise Ordinance – The end time for construction work to stop in residential areas is 10:00 pm with certain exceptions for health/safety. The ordinance doesn't state a specific start time, it says, "reasonable start time".
- EJ Salcines Park & Main Street – People who use the park and congregate on Main Street are concerned that they have been asked to leave in the evenings. The park doesn't have any signs clearly stating park hours. Most parks close at sunset, is there an ordinance stating otherwise? Per Officer McMullen, law enforcement doesn't usually bother people along Main Street or the Park unless a complaint has been made. A committee member suggested that Ms. Fenton look into getting a sign posted.
- Panhandling - The city no longer has a Panhandling Ordinance. The county still has a panhandling ordinance in place, TPD enforces it. Law enforcement doesn't usually have to address panhandlers unless they get a call from a citizen making a complaint.
- Community Engagement with TPD – Each district has its own public community meetings. The next meeting scheduled will occur in District 1 on November 15th at the Davis Island Garden Club. Per Officer McMullen, the meetings are rotated through each district. A committee member wanted to know if TPD has a Community Policing Policy, if so, could the committee get a presentation on the policy.
- Dwight Bolden requested to be put on the next meeting agenda. The committee agreed to ask that he be added to the November agenda.
- Mr. Robinson also shared information about two Public Notices. As well as, some information, he brought back from the Florida Redevelopment Agency Conference.
 1. 301 N. Rome – Rezoning announcement
 2. 522 N. Howard - Wetzoning for large venue beer wine & liquor on premises only.

3. Ms. Fenton received a Lifetime Achievement Award
4. Land Trusts – sent a link to committee members on this subject
5. Future use of West Tampa CRA funds for special events grants

III. Meeting Minutes August 23rd

A motion to approve the August 23rd meeting minutes was made by Carlos Ramirez and seconded by Walter Smith with one correction; Bobby Wilson attended at that meeting, but was not listed on the list. The motion passed unanimously.

IV. Meeting Minutes September 27th

A motion to approve the September 27th meeting minutes was made by Walter Smith and seconded by Bobby Wilson. The motion passed unanimously.

V. Strategic Action Plan Update

Ms. Fenton reported that she distributed the draft scope of services to the committee members for review prior to the meeting via email. If there are changes/questions, the committee will need to start sharing their revisions/suggestions. Per Mr. Robinson, the committee is not ready to share their revisions at this time until the city provides a:

1. Timeline to procure a consultant,
2. Better understanding of the procurement process
3. Review by Vanessa McCleary of the housing component

He also questioned why there was nothing about culture or mental health issues listed in the scope. It was pointed out that mental health issues/topics is addressed in the scope of services on page seven. Per Ms. Fenton, Vanessa McCleary will be asked to advise on the housing portion of the scope of services and James Jackson and Gregory Hart are in attendance at this meeting to provide a presentation about the procurement process.

Ms. Fenton reminded the committee of the need to set a goal to have changes/revisions submitted by a specific end date, so that the project can continue unhindered. It does not need to be finalized before advertising for a consultant, but a preliminary document will need to be shared with the consultants that make the short list.

Mr. Robinson wanted to know if we can have additional factor (s) added. If yes, his suggestion is to add the caveat that the consultant receives points for having experience providing services to an area that is a historical district. Based on qualification not price, we have a limited budget and the committee will want to recommend other projects to the board. We should want to identify a budget range of fees. James Jackson does not recommend listing the exact budget in the scope.

James Jackson, Contract Administration and Gregory Hart, Minority Business Development were introduced. James Jackson gave an overview of the CCNA process. Per James Jackson, it is a competitive process and once it is publicized, firms will be given 30 days to submit their proposals.

Furthermore, there is a competitive process. The review committee will rate proposals; the certification committee will interview the candidates. Short List of three firms is required by the ordinance. If more than 12 proposals were received, we would be compelled to short list more than three. He will need the scope of services to be approved by at least the week of Christmas. A rating process of those proposals, will then take place. Within 2 – 3 weeks of their receipt, the final scope of services will need to be received.

Per the committee, the community is concerned with obtaining a consultant who will work to preserve the culture of the community when it is developed. They would like to see five points for historical experience (asking that the rfp explicitly say, National Historic District Experience). They also wanted to know, how many black firms are there out there that have experience with working in a historical district? Per Gregory Hart, there are approximately 200 firms that are certified with the city under the CCNA contract. They have submitted the requisite forms and been vetted. Once the scope goes out, we would schedule a conference. In the pre-proposal conference, we have guidelines that specify which groups we would seek to include. In this category for professional services, the underutilized firms are ethnic/minority firms. If any of the firms happen to be underutilized, they would receive 10 points. If a firm that is not WMBE, but subsidizes a firm that is WMBE and adds them to their team, they will receive zero -7 points.

Mr. Turanchik stated that in the scope (section 4) one of the things the chamber is concerned about is existing housing. We are not seeing it addressed regarding the rehabilitation of housing. We should frame strategies for using CRA funds to rehab homes. Parking strategies also need to be a part of the strategic action plan.

Members wanted to know how much Drew Park paid for a consultant to complete its strategic action plan. City staff shared that the cost for the Drew Parks Strategic Action Plan was \$250,000.

A motion was made by Bobby Wilson that the city moves forward with the RFP listing the minimum cost at \$100,000. The motion was seconded by Jeffery Rhodes and passed unanimously.

The group agreed that the regular monthly meeting be rescheduled to November 29, 2016 at 5:30 pm.

The members will also email their revisions/changes to Jeanette Fenton.

VI. General Discussion & Questions

Mr. Buckley also attended the FRA Conference and shared that he learned many different things about financing a CRA at the FRA conference. We don't really have a lot of money to work with, so he is behind the idea of leveraging the money that is available via supporting partnerships with local businesses and community organizations.

Ms. Young inquired about the Salcines Park mural building that has a crack in the wall. Will that be fixed anytime soon? Per Mr. Robinson, the issue is who will be paying for the work to fix the building. Per Jeanette, the facilities department has been asked to look into the repair and to supply a cost estimate. She also cautioned the committee that the building is a city owned building; the CRA should not utilize funds on maintenance of city facilities.

Mr. Robinson shared information about Community Benefit Agreements.

VII. Announcements & Public Comment

Mr. Switzer wanted to make sure the committee kept affordable housing at the top of its list when planning the strategic action plan and reminded everyone about the emailed flyer regarding an upcoming housing event.

Meeting adjourned at 8:00 pm.

**West Tampa Community Redevelopment Area
Advisory Committee**

Meeting Notes

November 29, 2016

**West Tampa Library
2312 W. Union Street**

Attendees

Committee Members: Joe Robinson, Chair; Kenneth Perry, Vice-Chair; Benjamin Buckley; Dedrick Jackson; Delphine Jones; Carlos Ramirez; Walter Smith II; Ed Turanchik; Tina Young; Emanuel Wilson
Excused: Jeffrey Rhodes;

Staff: Jeanette LaRussa Fenton, Urban Development Manager
Michelle Van Loan, Economic Development Staff

I. Welcome / Introductions

Mr. Robinson opened the regular meeting of the West Tampa Community Redevelopment Area Advisory Committee at 5:33 p.m. on November 29, 2016.

Mr. Robinson recognized Sean Shaw, the newly elected Representative for District 61.

Mr. Robinson, knowing Ms. Fenton since the third grade, recognized her many positions and contributions through the years to the West Tampa community and in Tampa/Hillsborough County. Mr. Robinson presented flowers to Ms. Fenton in appreciation of her dedication and service.

II. Meeting Minutes October 25, 2016

A motion to approve the October 25, 2016 meeting minutes was made by Kenneth Perry and seconded by Carlos Ramirez. The motion passed unanimously.

III. Strategic Action Plan Update

Ms. Fenton reviewed the process to date. She received comments from three WTCAC members.

All content from the comments have been incorporated into the draft SAP scope under review. Wording from comments may not be exactly as submitted due to multiple comments on similar topics.

Any comments that were not included were due to the content being covered in the Draft already. All such comments are listed on attachment to the draft with reference to the placement in the Draft.

Mr. Robinson led the CAC through a discussion of all the edits in the draft document. Additional edits were proffered by Mr. Smith, Mr. Robinson, Mr. Turanchik, Ms. Young, and Mr. Wilson.

Mr. Turanchik moved to approve the redlined draft with additional amendments from the floor. Mr. Smith seconded the motion and it passed unanimously.

IV. General Discussion & Questions

Ms. Fenton informed the committee that James Jackson would be including points in the RFQ for the SAP consultant for experience working in areas with historic districts.

Mr. Robinson reviewed the applicable items on the Good Neighbor Notices he received.

Mr. Robinson mentioned that he would be inviting Mr. Anthony Jones to a future meeting to discuss Land Banking and Land Trusts.

V. Announcements & Public Comment

Mr. Turanchik announced that the county commission was allocating \$600 million for transportation. Virtually none of that funding would be used within the City of Tampa. Consider attending the meeting of the BOCC on Jan 5, 2017, or contact commissioners' offices.

Meeting adjourned at 6:40 pm.